

PROPERTY insights



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Ampang and Mont Kiara reported having the largest condominium sizes within Kuala Lumpur City Centre while Damansara Utama and Mutiara Damansara comprised the most spacious condominiums in the Petaling Jaya area.

THE EFFECT ON TERRACE HOUSES

In the case of terrace houses (Figure 3), Bukit Jalil, Sungai Besi, Glenmarie, Desa Park City and Cyberjaya recorded the highest median sizes. These are located in areas surrounding cities offering higher paying jobs. As one moves farther out, away from the city, there was no difference in the median size of terrace houses, compared to in the city.

Khow then wanted to find out if the prices of property differed between those in the city and in the rural areas. By doing a quick plot on the psf (Figure 4), it was noticed that prices did drop for terraces that were out of the city. The conclusion was that while **terrace houses were cheaper as one moved farther out of the city, incomes did not substantiate for the roomier properties** (income in the city centre far outweighed that in rural areas).

Hence, even though terrace houses are cheaper in rural areas, the people there cannot afford larger properties (derived from the map showing bigger sized terrace houses located beside Petaling Jaya, Kuala Lumpur City Centre and Putrajaya where most of the high

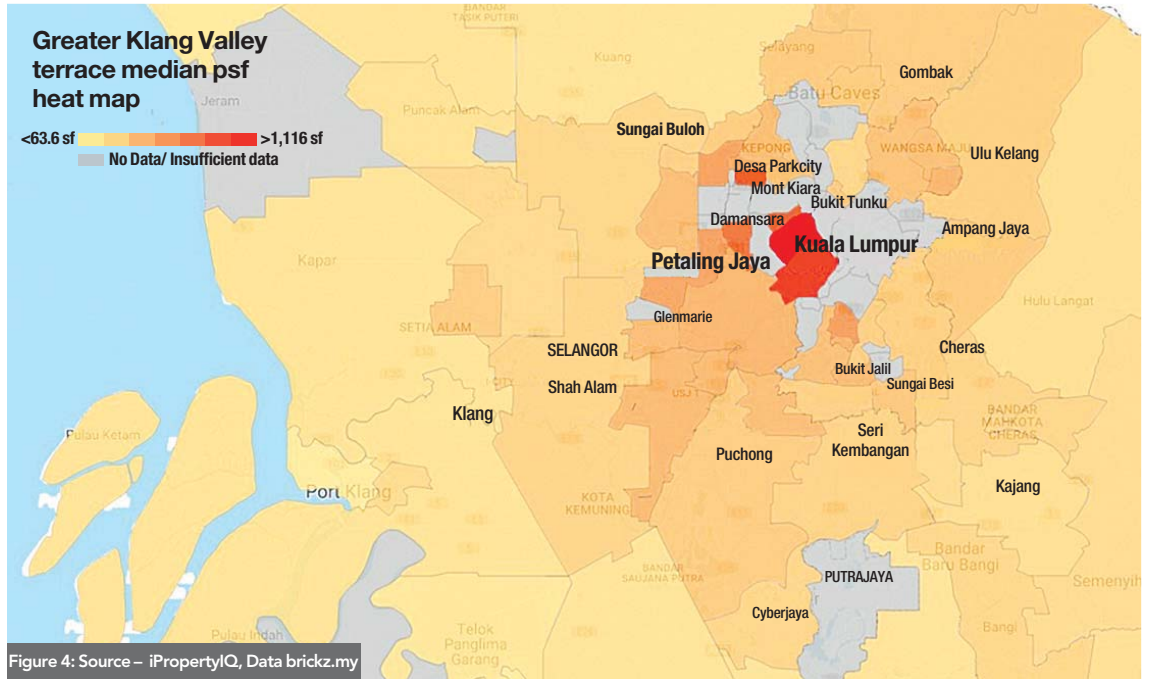


Figure 4: Source – iPropertyIQ, Data brickz.my

paying jobs are).

The gist of Khow's research - having provided the analysis by building type and examining the property size - **hungalows do get bigger as we move farther out into the rural areas. As for**

terrace houses and condominiums, as we move out into the suburbs, the size does get bigger but moving farther out into the rural areas, the size actually decreases.

Although the numbers and

mapping technology cannot be taken as "fait accompli", the data provides reason to believe that more people are seeking to move out of the city and into suburbs and rural areas. Follow part two of Khow's research next week

sharing more interesting findings and insights.

► Email your feedback and queries to: propertyqs@thesundaily.com

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Built-up area: from 2,225 sqft Price: from RM373,000

20'x75'180'

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Built-up area: from 3,375 sqft

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